



9 Warrender Court

NORTH BERWICK, EAST LOTHIAN, EH39 4RR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Located in North Berwick, recently voted the best place to live in the UK by The Sunday Times, and just minutes from the train station, high street, and beach, this impressive detached four-bedroom home with delightful gardens presents a fantastic opportunity. Nestled in a peaceful cul-de-sac, the property is accessed via a beautifully maintained garden that borders a monoblock driveway and garage. From a bright entrance hallway, French doors open into a spacious, dual-aspect living room. Decorated in warm tones and featuring wood-effect flooring and a fireplace, the space exudes relaxed comfort. Across the hallway, beyond a guest WC, is a versatile dining room overlooking the front garden. Muted tones and wood-inspired flooring create an elegant ambience. The fully tiled kitchen, adjacent to a useful utility room, is fitted with oak-effect cabinets and quartz-style worktops and offers ample space for freestanding appliances and informal dining. The kitchen flows seamlessly into the utility room and further into a south-facing

conservatory with captivating garden views—a perfect retreat for year-round enjoyment. Upstairs, the south-facing principal double bedroom is tastefully decorated and includes built-in mirrored wardrobes and a stylish en-suite shower room with a WC and washbasin built into vanity. Three additional double bedrooms, equally inviting, share access to a family bathroom featuring a WC, washbasin, and a bath with a wall-mounted shower. Outside, the enclosed rear garden is an idyllic south-facing escape, complete with a lush lawn, sandstone paving, and mature shrubbery.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds will be included in the sale. The standalone cooker, dishwasher, washing machine, freezer and fridge will be included in the sale if required by - otherwise, they can be removed.



PROPERTY FEATURES

- Four-bedroom detached property
- Dual-aspect living room
- Kitchen with adjacent utility
- South-facing conservatory
- Four double bedrooms (one with en-suite)
- Guest WC and bathroom
- Front and rear gardens
- Driveway and garage
- Double glazing
- Gas Central heating
- EPC C
- Council tax band G

NORTH BERWICK

Recently voted by The Sunday Times as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

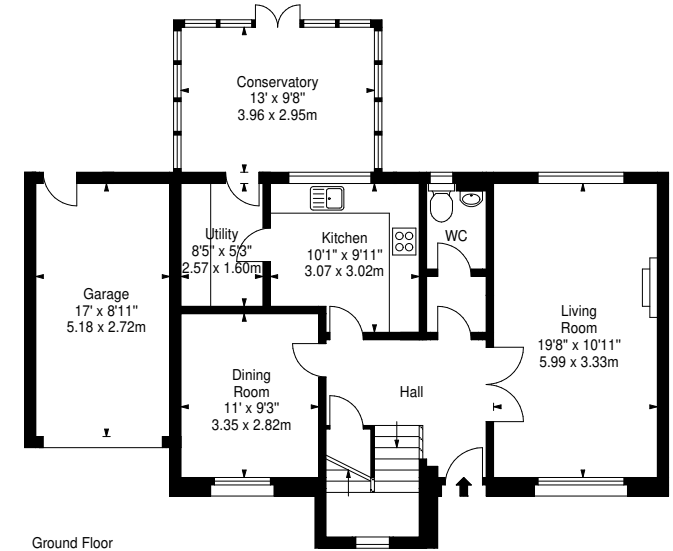
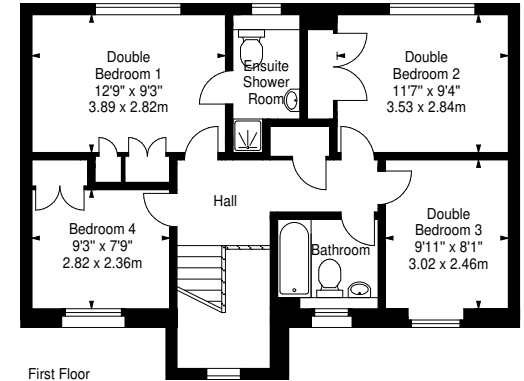
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Warrender Court,
North Berwick,
East Lothian, EH39 4RR



Approx. Gross Internal Area
1454 Sq Ft - 135.08 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

